



Petition Number: 1212-DP-15, 1212-SIT-11, & 1212-SPP-08

Subject Site Address: 16433 Oak Ridge Road (Approx), Westfield, IN 46074

Petitioner: Corey Williams – Sea Group, LLC

Representative: N/A

Request: Primary Plat, Site Plan, and Development Plan review for a 9,750 square foot medical office building and the creation of a two-acre commercial property in the Northern Industrial District of the West Oak PUD.

Current Zoning: West Oak PUD District
Northern Industrial District; Underlying Zoning is EI

Current Land Use: Vacant

Approximate Acreage: Approximately 2 acres

Zoning History: West Oak PUD (Ord. 04-01 and 04-40 Restated)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner’s Plans
4. Architectural Elevations
5. West Oak PUD

Staff Reviewer: Sarah L. Reed, AICP

Procedural

- The public hearing for this petition was heard at the December 3, 2012 Advisory Plan Commission (the “APC”) meeting.
- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.



WESTFIELD-WASHINGTON
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Exhibit 1

- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.

Project Overview

Project Location

The subject property is approximately 2 acres in size and is located on the east side of Oak Ridge Road, just north of Southpark Drive (the "Property"). The Property is bound by agricultural property (Zoned AG-SF1) to the north and by the West Oak PUD to the east, west, and south.

Project Description

The proposed Primary Plat, Site Plan, and Development Plan review is for a 9,750 square foot medical office building and the creation of a two-acre commercial property in the Northern Industrial District of the West Oak PUD.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map showing:
 - Subdivision name and location – COMPLIANT
 - Any street related to the subdivision – COMPLIANT
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
 - Title, scale, north point and date
 - Land use adjacent to proposed subdivision and owners names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision – COMPLIANT
 - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. subdivision – COMPLIANT



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Exhibit 1

- Easements - locations, widths and purposes -COMPLIANT
- Statement concerning the location and approximate size or capacity of utilities to be installed – COMPLIANT
- Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes – Not Applicable
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners – COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage - COMPLIANT
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - COMPLIANT
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. - COMPLIANT
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition



Zoning District Standards: West Oak PUD Standards (Ord. 04-40)

SECTION 5: MODIFICATIONS TO UNDERLYING ZONING.

D. The provisions applicable only to the Northern Industrial Area are as follows:

1. Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses. – COMPLIANT
2. The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres. - COMPLIANT
3. With respect to the Northern Industrial Area, Section 16.04.16S(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12.
4. With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area. – COMPLIANT
5. For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance. - COMPLIANT
6. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof. - COMPLIANT
7. In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed. – COMPLIANT



SECTION 6: OTHER APPLICABLE PROVISIONS. The following shall also apply to the Real Estate:

- A. Southpark Drive, now existing to the east of the Real Estate, shall be extended west to the western boundary of the Real Estate so that it accesses Oakridge Road directly opposite the entrance to Oak Trace Elementary School, at an exact location later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. - COMPLIANT
- B. The Owner of the Real Estate shall establish a second curb inlet on Oakridge Road, allowing access into the Residential Area from Oakridge Road, at a point later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. - COMPLIANT
- C. Access to Oakridge Road for occupants of the Local Business Area and the Northern Industrial Area shall be from Southpark Drive only. Access to Oakridge Road for occupants of the Residential Area shall be from drives internal to the Residential Area. - COMPLIANT

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

- 3. Minimum Lot Area – See “West Oak PUD Standards” [Page 4]
- 4. Minimum Lot Frontage – 70 ft – COMPLIANT
- 5. Minimum Setback Lines:
 - Front yard – 40 ft - COMPLIANT
 - Side yard – 20 ft – Review for compliance at Building Permit Stage
 - Rear yard – 20 ft - COMPLIANT
 - Minimum Lot Width at Building Line – None - COMPLIANT
- 6. Maximum Building Height – See “West Oak PUD Standards” [Page 4]
- 7. Minimum Gross Ground Level Space – None – COMPLIANT
- 8. Parking – Off-street parking shall be provided in accordance with the provisions in this chapter - COMPLIANT
- 9. Loading and Unloading Berths – Loading and unloading berths shall be provided in accordance with the provisions of this chapter - COMPLIANT



Exhibit 8: Development Plan Review

4. Any Industrial District (EI, EI-PD, OI, OI-PD).
 - a. Site Access and Site Circulation:
 - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - COMPLIANT
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. - COMPLIANT

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
 - b. Landscaping – See “West Oak PUD Standards” [Page 7]
 - c. Lighting – See “West Oak PUD Standards” [Page 8]
 - d. Signs – Not Applicable to the Petition



e. Building Orientation

- 1) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a fished façade - COMPLIANT
- 2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District - COMPLIANT
- 3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District - COMPLIANT
- 4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served. – Review for compliance at Building Permit Stage

f. Building Materials. – See “West Oak PUD Standards” [Page 9]

Exhibit 9: Landscaping Standards

LANDSCAPING STANDARDS

Total On-site Requirements - COMPLIANT

- Business Uses: 20 shade trees, 20 ornamental or evergreen trees, 50 shrubs - COMPLIANT

Road Frontage Standards:

- One shade tree per 40' linear feet of frontage on Southpark Drive. (220' of frontage = 6 shade trees) - COMPLIANT
- One shade tree per 40' linear feet of frontage on stub road right-of-way (400' of frontage = 10 shade trees) - COMPLIANT

Buffer Yard Requirements:

- 15' buffer yard at north property line - COMPLIANT
- Buffer yard planting requirement:
 - 1 evergreen tree per 30 linear feet (7 total) - COMPLIANT
 - 5 evergreen shrubs per 30' linear feet (35 total) - COMPLIANT

Parking Area Landscaping - COMPLIANT

- 10% of total parking sq. footage shall be landscaped.
- Parking lot islands shall include 1 tree and 4 shrubs.
- Perimeter parking lot plantings shall apply to the east, south, and west parking lots. Plantings include one tree per 30' of parking lot length and one shrub per 3' of parking lot length. Perimeter areas shall be at least 5' wide and cover with grass or mulch.



Exhibit 10: Lighting Standards

E: GENERAL LIGHTING STANDARDS - COMPLIANT

For all areas located in Westfield-Washington Township the following standards shall apply:

- 1) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
- 2) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
- 3) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
- 4) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and – NOT APPLICABLE
- 5) All lighting fixtures must meet building code requirements for their appropriate construction class;

F: MULTI-FAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL STANDARDS - COMPLIANT

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

- 1) All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
- 2) Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
- 3) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
- 4) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
- 5) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
- 6) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and – NOT APPLICABLE
- 7) No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m. – NOT APPLICABLE



Exhibit 11: Sign Standards – Not applicable to this petition

Exhibit 12: Building Materials

F: BUILDING MATERIALS

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the buildings closest to a public street or an adjoining Residential District:

1. Brick or other masonry material. Other masonry materials shall include: - COMPLIANT – Will also review for compliance at Building Permit Stage
 - a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - c. granite);
 - d. External Insulation and Finish System (E.L.F.S.); or,
 - e. Stone.
2. If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District. – COMPLIANT – Will also review for compliance at Building Permit Stage
3. The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District. – COMPLIANT – Will also review for compliance at Building Permit Stage

Subdivision Control Ordinance – See “Primary Plat Review” [Page 2]

Comprehensive Plan Compliance: When the West Oak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Rd and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The West Oak PUD identifies that same area as the Northern Industrial District.

Street and Highway Access – COMPLIANT

Street and Highway Capacity – COMPLIANT

Utility Capacity – COMPLIANT



Traffic Circulation Compatibility – COMPLIANT

Staff Comments

1. The submitted plans for 1212-DP-15, 1212-SIT-11, & 1212-SPP-08 are fully compliant with the West Oak PUD and with the Westfield-Washington Zoning Ordinance.
2. Staff recommends approving the petition with the following conditions:
 - That all necessary approvals and permits be obtained from the Hamilton County Surveyors Office prior to the issuance of a building permit.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at (317) 503-1220 or sreed@westfield.in.gov.